

September 6, 2006

Peter A. Sorrentino
2880 Pawtucket Avenue
East Providence, Rhode Island 02915

Re: Tiverton Zoning Board Relief, Map 2-3, Plat 122, Lot 27

Dear Mr. Sorrentino:

The following is the decision on your Petition heard by the Zoning Board of Review (the "Board") on September 5, 2006 for a request for a special use permit pursuant to Article IV, Section 2.d. of the Tiverton Zoning Ordinance ("Zoning Ordinance") to convert a portion of an existing antique shop to living quarters creating a mixed use (the "Use") located at 8 Neck Road, Tiverton, Rhode Island at Map 2-3, Block/Plat 122, Card/Lot 27 (the "Premises), whereby a special use permit for the mixed use is required in a Village Commercial district.

After the testimony was completed at the public hearing for which due notice was given and a record kept, and after having viewed the premises and the surrounding area, the Board, taking into consideration its knowledge and expertise and after taking into consideration all of the testimony at the public hearing, makes the following findings:

1. That the Premises contains approximately 34,412 square feet of land area, more or less, zoned Village Commercial.
2. That the existing use of the Premises is for an antique shop and the Use requires the issuance of a special use permit pursuant to Article IV, Section 2.d. of the Zoning Ordinance.
3. That the petitioner desires to alter the existing use of the Premises by adding a dwelling unit to the antique shop use.
4. That the petitioner testified that the Use was necessary to prevent vandalism at the Premises.
5. That the applicant testified that the Use would be in keeping with the development in the surrounding area and would not negatively impact any nearby property owners.
6. That no objections regarding the Use were offered at the public hearing.
7. That the Board concurred with the factual statements and opinions of the petitioner, whose information, analysis and conclusions were found credible and are made a part of the record. No objections were entered into the record.

Based on the foregoing, the Board, on a motion made by Mr. Edwards and seconded by Mr. Jackson, unanimously voted to grant the petitioner's application for a special use permit, as follows:

- (1) The public convenience and welfare will be served by allowing the establishment of the Use on the Premises.
- (2) The proposed Use will not be detrimental to the public health, safety, morals or welfare.
- (3) The proposed Use will be compatible with neighboring uses and will not adversely affect the general character of the area.
- (4) The proposed Use will not create a nuisance in the neighborhood, and will not hinder or endanger vehicular or pedestrian movement.
- (5) The requested Use is compatible with the comprehensive community plan of the Town of Tiverton.

This petition is granted by the Board with the following stipulations and conditions:

1. That this decision must be recorded in the Land Evidence Records in the Town Clerk's Office before a building permit/certificate of occupancy is issued. (Please note that the appeal period (20 days) begins when said decision is recorded and posted with the Town Clerk's Office).
2. That the relief is limited to the plans and representations made by the petitioner to the Board and that any changes to the approved plan shall not be made without approval of the Zoning Board of Review.
3. That the dwelling unit can only contain one bedroom.
4. That all building codes and other regulations must be met for the Use to be established.
5. That upon a sale or transfer of the Premises from the current applicant, the special use permit shall terminate and the dwelling unit must be terminated and discontinued.
6. That this grant shall be activated with a building permit/certificate of occupancy, within one (1) year, unless extended by the Board, or it shall become void.

Present this letter to the Building Inspector when applying for the necessary permits.

Very truly yours,

David Collins, Chairman
Tiverton Zoning Board of Review

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Book 1094 pages 77-78